



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD13-19
APPLICANT: Teamworks & Associates, L.L.C.
DATE: July 11, 2013
LOCATION: NW Corner of E. Robinson Street
and Medical Arts Drive
WARD: 8
TO: Interested Neighbors
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a Proposed Acute Care Unit for Children

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a proposed Acute Care Unit for Children aged 6-14. This property is currently zoned CO, Suburban Office Commercial District, and a change of zoning will be required to O-1, Office Institutional District with Special Use for a High Impact Institutional Use.

Please join us for a Pre-Development discussion of this proposal on Thursday, July 25, 2013 from 6:00 p.m. until 6:30 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

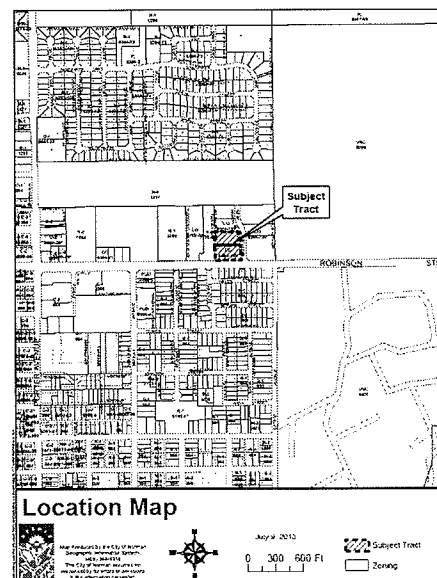
This applicant has filed a concurrent application for Planning Commission consideration of this project at their August 8, 2013 meeting. You will also be receiving notice of that meeting in the near future.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Sean Rieger, (405) 329-6070 or 226-8079 any time. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP



Case Number PD 13-19

**Application for a
NORMAN PRE-DEVELOPMENT INFORMATION MEETING**

Name of Applicant/Land Owner: TEAMWORKS & ASSOCIATES, LLC.

Address: c/o Atty for Applicant, Sean Rieger
136 Thompson Drive, Norman, OK 73069

Name and phone number of contact person(s): Atty Sean Rieger, 329-6070, 226-8079

Best time to call: Anytime

A proposal for development on a parcel of land, generally located:

- At the northwest corner of E. Robinson Street and Medical Arts Drive, Norman, OK

And containing approximately 1.090 ac, and 0.939 ac., will be brought forward to the Planning Commission and City Council for consideration within the next few months.

This proposed development will necessitate (check all that apply):

☐ 2025 Plan Amendment – Growth Boundary ☐ Land Use ☐ Transportation ☐

☒ XX Rezoning – To what district(s): O-I, Office-Institutional District

☒ XX Special use – For: High Impact Institutional Use

☐ Preliminary Plat

☐ Norman Rural Certificate of Survey (COS)

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres of each use):

Change existing CO district Lots to O-I district to accommodate an Acute Care Unit for 12 children ages 6 to 14 years of age. This use is proposed in close proximity to compatible uses. Total site is two different platted lots, roughly 1.090 ac, and 0.939 ac.

FOR PLANNING OFFICE USE ONLY

Deed or Legal Description ☒ [✓] Written description of project ☒ [✓]

Radius Map ☒ [✓] Preliminary Development Map ☒ [✓]

Certified Ownership List ☒ [✓] Filing Fee \$125 ☒ [✓]

Current Zoning: CO – Suburban Commercial Office District

Current Plan Designation: Office



ORGANIZATION OVERVIEW

CommunityWorks, LLC is a privately owned and operated Oklahoma company which has been in business since 2000. The nationally accredited corporation is operated from its corporate offices in Norman, Oklahoma.

The governing and advisory boards of CommunityWorks are comprised of a multidisciplinary team of healthcare professionals, including a psychiatrist, psychologist, registered nurse and licensed professional counselors.

The professional staff at CommunityWorks is committed to individualized care and treatment for each of their clients to optimize every opportunity for successful outcomes

The highly qualified professionals hold specialized degrees and are trained in innovative methods and treatments. Services are confidential and are offered unconditionally, regardless of race, religion, gender, age or income. In addition to weekday hours, there are evening appointments offered at some locations.

CommunityWorks accepts most major insurance carriers as well as a sliding fee scale for those who qualify and need assistance.

Currently, the agency has offices and programs in Norman, Moore, Noble, Midwest City and Spencer and provides outpatient therapy, PCIT, rehabilitation services, mental health assessments, DUI assessments, parenting classes and anger management classes. In addition, CW's School Based Program is providing services in more than a dozen schools in the Oklahoma City, Midwest City, Norman, and Noble. CommunityWorks sponsors an 11-week summer program for students in the Noble community.

CommunityWorks also manages the Cleveland County Regional Juvenile Detention Facility and the Pottawatomie County Juvenile Detention Facility (Carter Hall) as well as operates a Level E Group Home in Spencer, Oklahoma.



CommunityWorks 12 BED ACUTE CARE UNIT

The Acute Care Unit will accommodate 12 children ages 6 to 14 years of age, both male and female. The psychiatric in-patient facility will be unique to the state in model and design bringing the highest standards of trauma focused treatment to the children of Oklahoma. The program will offer intensive services for emotionally and behaviorally impaired children and their families in crisis. The children and families will interact with a multi-disciplinary team of specially trained professionals, including psychiatrists, nurses, therapists, teachers and behavioral rehabilitative specialists.

Children admitted to the facility will typically be at great risk and can no longer be maintained in a less restrictive environment. The program will offer a secure (locked), safe and structured living environment necessary for treatment of children as they receive needed professional supervision and interventions. The program goals include helping the children regain safe and effective functioning, prepare them for re-entry into their homes and community environments and provide sound and practical coordination of resources for continuing care upon discharge.

The program will emphasize bio-psycho-social evaluation in a child-centered environment. Treatment will be determined utilizing a collaborative problem solving method with parents, community providers, educators and appropriate state agencies. We will work to identify the child's individualized problems related to trauma and work toward an individualized plan for treatment.

Available services while in the program will include:

- Medical evaluation and diagnosis

- Bio-psycho-social evaluation

- Education

- Individual therapy

- Group therapy

- Family therapies

- Recreational therapies

- Nutritional consultation

- Pharmacological consultation

- Psychological evaluations

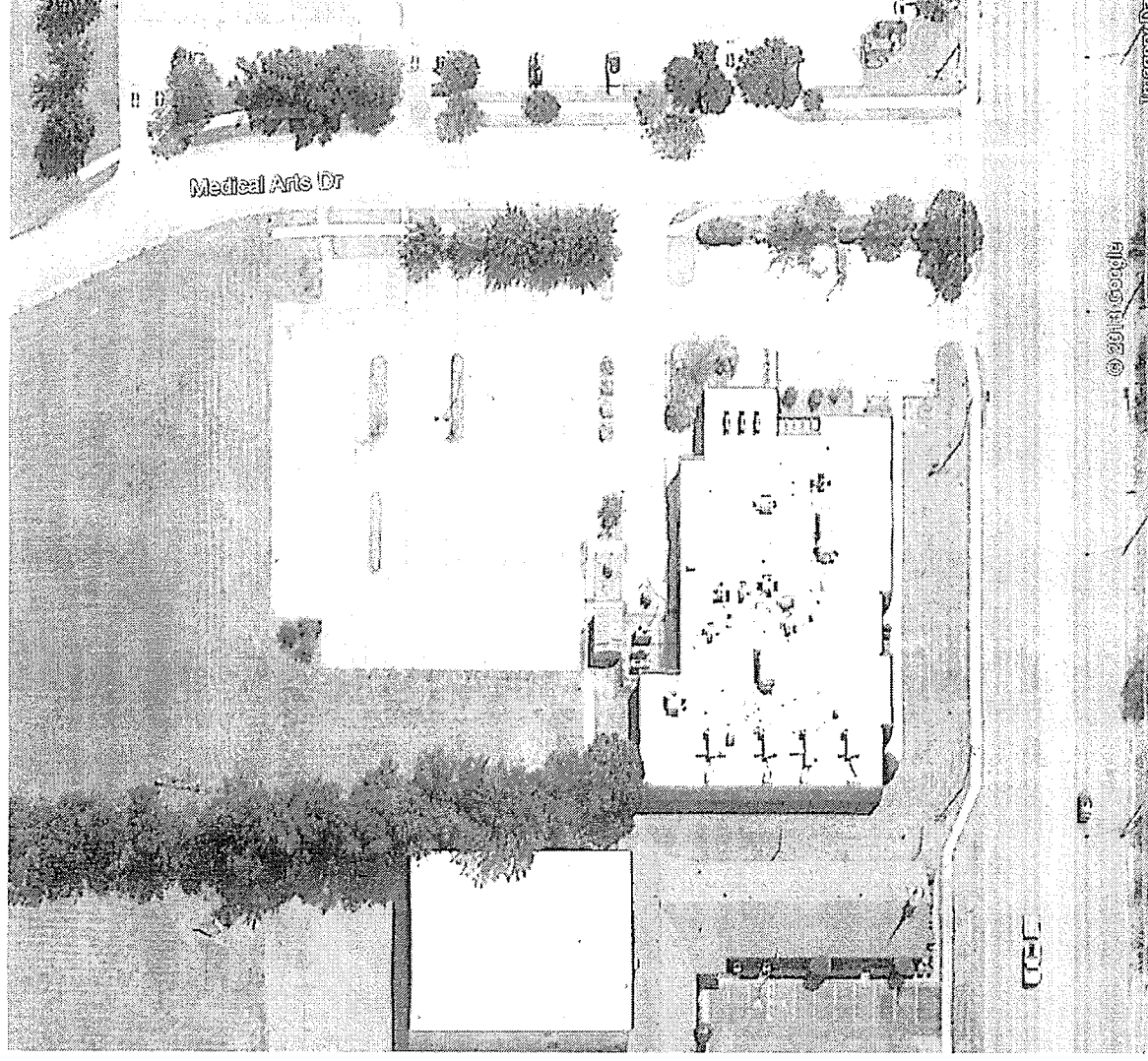
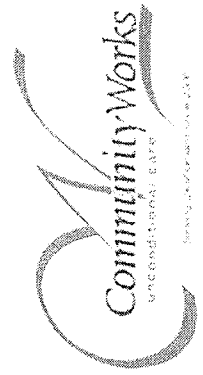
- Medications

- Coordination of treatment and aftercare plans with community providers and state agencies.

The environment of the facility will be state of the art and child friendly. However, due to the nature of the acute condition of the children upon admission, the facility must remain locked and secure at all times to maintain a safe treatment environment for the children.

The predictive average length of stay in the facility would be 14 to 30 days.

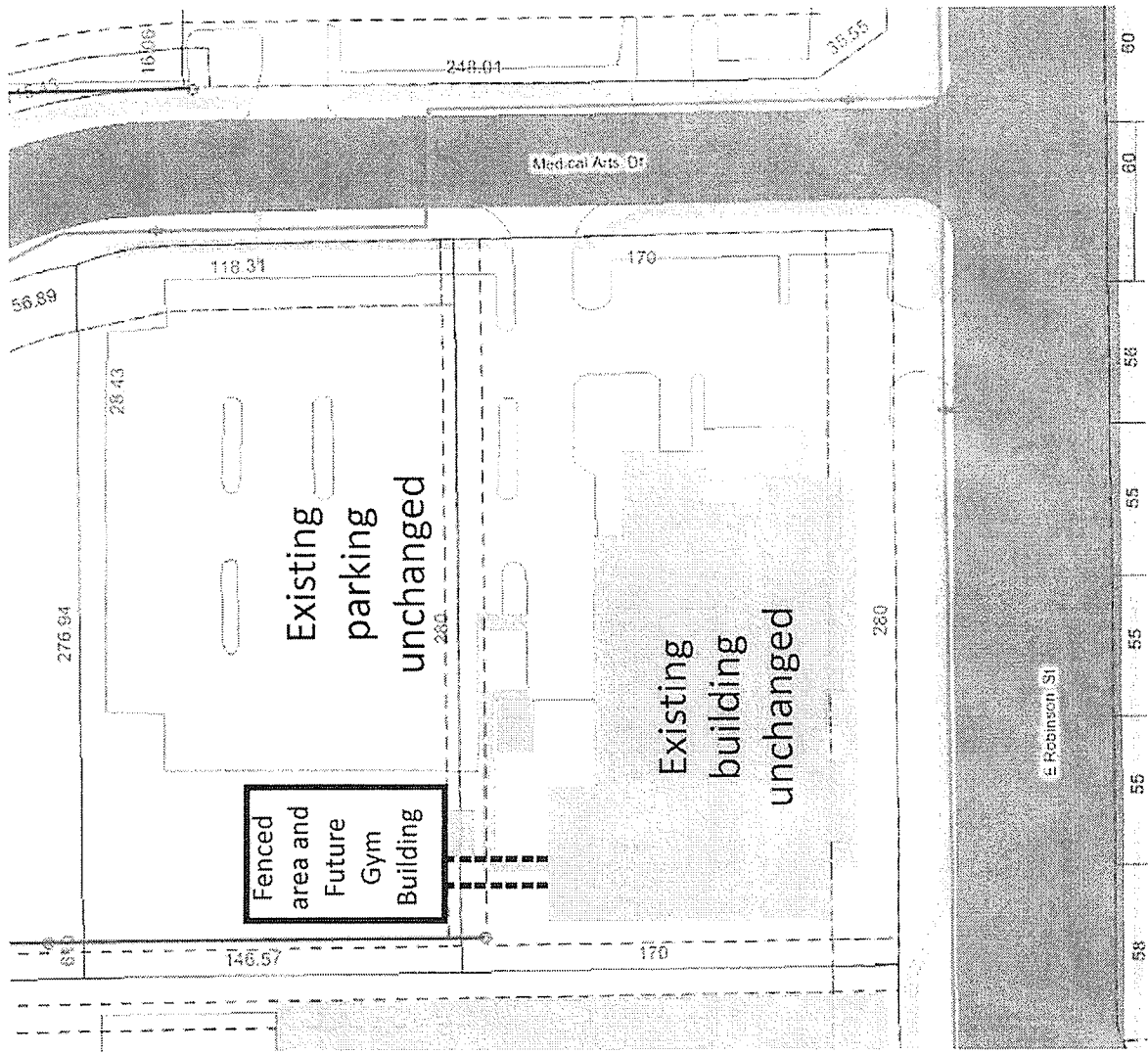
- Existing Site Plan Aerial
- No Exterior changes planned for building or site, except for fencing to rear of building and plans for a future gymnasium/recreational building.
- Otherwise, site plan unchanged.



805 East Robinson; 12 Bed Acute Care Unit



- Site plan showing preliminary planned locations for fencing and for future gymnasium/recreational building.



805 East Robinson; 12 Bed Acute Care Unit